

Town of Nottingham  
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Planning Board



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### Article #2

Are you in favor of amending the Nottingham Zoning Ordinance Article II Zoning Districts and District Regulations Section 2.J, Requirements/Limitations which currently reads as follows:

J. ADU's shall have no more than one bedroom.

To be replaced with:

J. An interior door shall be provided between the principal dwelling unit and the ADU.

**Recommended by the Nottingham Planning Board (4-0-0)**

### Article #3

Are you in favor of adding the following Definitions to the Nottingham Zoning Ordinance Article VI Definitions:

**ACCESSORY DWELLING UNIT (ADU)** : A residential living unit that is within or attached to a single-family dwelling, that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel as the principal dwelling unit it accompanies.

**BUILDING ENVELOPE**- Shall mean the area of a newly created subdivided lot eligible for the placement of dwelling units. Building envelopes are restricted by operation of local federal and state law and can be further restricted in their location by operation of a subdivision approval to enhance the purposes and further the requirements of these regulations.

**LOT LINE**- A line of record bounding a lot which divides one lot from another lot or from a public or private street or any other public space.

**MULTIFAMILY STRUCTURE** - Shall mean a residential structure containing three (3) or more units, not to exceed four (4) units per building. Each of the units shall have separate entrances and exits and shall be separated by a common fire wall. Driveway and parking areas may be shared.

**SETBACK**- The distance between the street right-of-way lines and the front line of a building.

**SETBACK LINE**- The line that is the required minimum distance from the street right-of-way line or any other lot line that establishes the area within which the principal structure must be erected or placed.

**Recommended by the Nottingham Planning Board (4-0-0)**

#### **Article #4**

Are you in favor of amending the Nottingham Zoning Ordinance Article II Zoning Districts and District Regulations Section C.2 Residential- Agricultural Districts- which currently reads as follows:

2. There shall be between the property line, water's edge ("reference line" as described in RSA 483-B:4 XVII), and any dwelling, a minimum distance of fifty (50') feet, twenty (20') feet for grandfathered non-conforming lots of less than two (2) acres, as of the date of passage (03/08/94), in all directions. Setbacks for accessory buildings including septic systems shall be fifty (50') feet minimum distance from the lot frontage property line (20') feet for grandfathered non-conforming lots of less than two (2) acres and twenty (20') feet minimum distance from the side and rear property lines. Special exceptions to this ordinance may be granted by the Zoning Board of Adjustment based on weighing of the following considerations, but in no case shall less than twenty (20') feet be permitted for habitable structures or nonhabitable structures of fifty (50') square feet in area or greater:

To be replaced with:

2. There shall be between the property line, water's edge ("reference line" as described in RSA 483-B:4 XVII), and any dwelling, and septic system(s), a minimum distance of fifty (50') feet, twenty (20') feet for grandfathered non-conforming lots of less than two (2) acres, as of the date of passage (03/08/94), in all directions. Setbacks for accessory buildings shall be fifty (50') feet minimum distance from the lot frontage property line (20') feet for grandfathered non-conforming lots of less than two (2) acres and twenty (20') feet minimum distance from the side and rear property lines. Special exceptions to this ordinance may be granted by the Zoning Board of Adjustment based on weighing of the following considerations, but in no case shall less than twenty (20') feet be permitted for habitable structures or nonhabitable structures of fifty (50') square feet in area or greater:

**Recommended by the Nottingham Planning Board (4-0-0)**